



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – February 7, 2018

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

Members Present: David Collins, Andrew Galletti, James Bangle (Alt. 1), Robert Girndt (Alt. 2), Rhonda Gregg-Hirsch, Dominick Sasser, CM Carolyn Sunseri

Members Absent: Lyssa Graham Reynolds

Staff Present: Catherine Gorman AICP, Assistant Director/HPO; Janice Norman, Planning Manager; Mehran Jadidi, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The December 6, 2017 minutes were approved as presented.

REQUEST TO ADDRESS COMMISSION ON NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

18Z-001 (3819 Brewster Key) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback requirements for front yard setbacks and from Article 3, Section 3.303 (A) Building line previously established, regarding front building line requirements in a Single Family (R-1) zoning district. Property is legally described as Lot 1437, Section 2, Sea Isle, a subdivision in the City and County of Galveston, Texas.

Applicant: James Burnette

Property Owner: Mimi Tran

Staff presented the staff report and noted that of twenty-five (25) public notices sent, three (3) were returned, all opposed.

Carolyn Sunseri arrived at 4:06.

Vice-Chairperson Rhonda Gregg-Hirsch opened the public hearing on Case 18Z-001. James Burnette, applicant, made a presentation to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Andrew Galletti moved to approve Case 18Z-001. Dominick Sasser seconded and the following votes were cast:

In Favor: James Bangle (Alt. 1), David Collins, Andrew Galletti, Robert Girndt (Alt. 2), Rhonda Gregg-Hirsch, Dominick Sasser

Non-Voting

Participant: None

Absent: Lyssa Graham Reynolds

Staff clarified that James Bangle voted in error and that Robert Girndt was the voting alternate. The vote was retaken:

In Favor: Andrew Galletti, Rhonda Gregg-Hirsch

In Opposition: Robert Girndt (Alt. 2), David Collins, Dominick Sasser

Non-Voting

Participant: James Bangle (Alt. 1)

Absent: Lyssa Graham Reynolds

The motion failed.

18Z-002 (6702 Stewart Road and 2321 67th Street) Request for a Special Exception in compliance with the Galveston Land Development Regulations Section 11.400 making a non-conforming use conforming and adding sign conditions in compliance with the Commercial (C) zoning district. Properties are legally described as Lots 20 & 21, Pabst Subdivision, in the City and County of Galveston.

Applicant: Jason Keeling

Property Owner: Ryson Real Estate Holdings, LLC.

Staff presented the Staff Report and reported that twenty (20) notices of public hearing were mailed to the property owners adjacent to the subject property, as of February 7, 2018, none were returned.

Vice-Chairperson Rhonda Gregg-Hirsch opened the public hearing on Case 18Z-002. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

David Collins moved to approve Case 18Z-002. Dominick Sasser seconded and the following votes were cast:

In Favor: David Collins, Andrew Galletti, Robert Girndt, Rhonda Gregg-Hirsch, Dominick Sasser

Absent: Lyssa Graham Reynolds

Non-Voting

Participant: James Bangle (Alt. 1),

Approve

THE MEETING ADJOURNED AT 4:33 PM

